

BI (Official Form 1)(12/11)

<b>United States Bankruptcy Court</b> <b>Southern District of New York</b>		<b>Voluntary Petition</b>
Name of Debtor (if individual, enter Last, First, Middle): <b>SWJ Management LLC</b>		Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) <b>46-2070515</b>		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)
Street Address of Debtor (No. and Street, City, and State): <b>120 West 105th Street</b> <b>Apt. 1K</b> <b>New York, NY</b> <div style="text-align: right;">ZIP Code <b>10025</b></div>		Street Address of Joint Debtor (No. and Street, City, and State): <div style="text-align: right;">ZIP Code</div>
County of Residence or of the Principal Place of Business: <b>New York</b>		County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): <b>SWJ Management LLC</b> <b>215 West 104th Street</b> <b>New York, NY</b> <div style="text-align: right;">ZIP Code <b>10025</b></div>		Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right;">ZIP Code</div>
Location of Principal Assets of Business Debtor (if different from street address above): <b>PLEASE SEE ATTACHED LIST</b>		
<b>Type of Debtor</b> (Form of Organization) (Check one box) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	<b>Nature of Business</b> (Check one box) <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other	<b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13  <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding
<b>Chapter 15 Debtors</b> Country of debtor's center of main interests:  Each country in which a foreign proceeding by, regarding, or against debtor is pending:	<b>Tax-Exempt Entity</b> (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	<b>Nature of Debts</b> (Check one box) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.
<b>Filing Fee</b> (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		<b>Chapter 11 Debtors</b> Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter). Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
<b>Statistical/Administrative Information</b> <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		THIS SPACE IS FOR COURT USE ONLY
<b>Estimated Number of Creditors</b> <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> OVER 100,000		
<b>Estimated Assets</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input checked="" type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		
<b>Estimated Liabilities</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input checked="" type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		

# **Voluntary Petition**

(This page must be completed and filed in every case)

Name of Debtor(s):

**SWJ Management LLC**

## **All Prior Bankruptcy Cases Filed Within Last 8 Years** (If more than two, attach additional sheet)

Location

Where Filed: **- None -**

Case Number:

Date Filed:

Location

Where Filed:

Case Number:

Date Filed:

## **Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor** (If more than one, attach additional sheet)

Name of Debtor:

**Ridgewood Realty of LI a/k/a SK Mulberry Contract**

Case Number:

**12-14085**

Date Filed:

**9/28/12**

District:

**Southern**

Relationship:

**Affiliate**

Judge:

**Allan L. Gropper**

### **Exhibit A**

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)

☐ Exhibit A is attached and made a part of this petition.

### **Exhibit B**

(To be completed if debtor is an individual whose debts are primarily consumer debts.)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).

**X**

Signature of Attorney for Debtor(s)

(Date)

### **Exhibit C**

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

☐ Yes, and Exhibit C is attached and made a part of this petition.

☒ No.

### **Exhibit D**

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

☐ Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:

☐ Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.

### **Information Regarding the Debtor - Venue**

(Check any applicable box)

- ☒ Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.
- ☐ There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.
- ☐ Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

### **Certification by a Debtor Who Resides as a Tenant of Residential Property**

(Check all applicable boxes)

☐ Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)

\_\_\_\_\_  
(Name of landlord that obtained judgment)

\_\_\_\_\_  
(Address of landlord)

- ☐ Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and
- ☐ Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.
- ☐ Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

# Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):

**SWJ Management LLC**

## Signatures

### Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition is true and correct.  
[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.  
[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X \_\_\_\_\_  
Signature of Debtor

X \_\_\_\_\_  
Signature of Joint Debtor

\_\_\_\_\_  
Telephone Number (If not represented by attorney)

\_\_\_\_\_  
Date

### Signature of Attorney\*

X /s/ David Carlebach  
Signature of Attorney for Debtor(s)

**David Carlebach**

Printed Name of Attorney for Debtor(s)

**Law Offices of David Carlebach, Esq.**

Firm Name

**40 Exchange Place  
Suite 1306  
New York, NY 10005**

\_\_\_\_\_  
Address

Email: **david@carlebachlaw.com**

**212-785-3041 Fax: 646-355-1916**

\_\_\_\_\_  
Telephone Number

**June 28, 2013**

\_\_\_\_\_  
Date

\*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

### Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X /s/ Richard Annunziata  
Signature of Authorized Individual

**Richard Annunziata**

Printed Name of Authorized Individual

**Managing Member**

\_\_\_\_\_  
Title of Authorized Individual

**June 28, 2013**

\_\_\_\_\_  
Date

### Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.

☐ Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X \_\_\_\_\_  
Signature of Foreign Representative

\_\_\_\_\_  
Printed Name of Foreign Representative

\_\_\_\_\_  
Date

### Signature of Non-Attorney Bankruptcy Petition Preparer

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

\_\_\_\_\_  
Printed Name and title, if any, of Bankruptcy Petition Preparer

\_\_\_\_\_  
Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.)(Required by 11 U.S.C. § 110.)

\_\_\_\_\_  
Address

X \_\_\_\_\_

\_\_\_\_\_  
Date

Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

*A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. §110; 18 U.S.C. §156.*

**LIST OF PROPERTIES OWNED BY THE DEBTOR**

**JERSEY CITY**

OLD BLOCK	60	OLD LOT	21.D,22.B	23.A,24.B	25.H,26.A	26.B,27
			27.B,27.D	AND 41		
NEW BLOCK		NEW LOT	1			
VACANT LAND	14003					
VACANT LAND	15801					
VACANT LAND	15803		1			
VACANT LAND	15804					
VACANT LAND	15805					
VACANT LAND	15806					
VACANT LAND	15807					
VACANT LAND	15808					
VACANT LAND	15809					
VACANT LAND	15901		14			
PROPERTY ADDRESS	NEW BLOCK		NEW LOT	OLD LOT		VALUE
MORRIS BLVD	15801	VACANT LAND	11	61		
MORRIS BLVD	15801	VACANT LAND	12	62		
250 MORRIS BLVD	15801		24			
MORRIS BLVD	15801	VACANT LAND	26	63		
MORRIS BLVD	15801	VACANT LAND	27	64		
MORRIS BLVD	15801	VACANT LAND	28			
2 MARVIN BLVD	15801		30			
MORRIS BLVD	15801	VACANT LAND	31			
MORRIS BLVD	15801	VACANT LAND	32			
MORRIS BLVD	15901		14			
MORRIS BLVD	15801	VACANT LAND	33			
MORRIS CANAL	15801	VACANT LAND	28	(25.H)		
TIDE WATER BASIN	15801	VACANT LAND	31	(26.B)		
MARIN BLVD	15901	VACANT LAND	18	(27.D)		
MARIN BLVD	15901	VACANT LAND	19	(27.B)		
259 GRAND STREET	15801		23			
259 GRAND STREET	15801					
257 GRAND STREET	15801		23			
257 GRAND STREET	15801					
50 REGENT STREET	14002		1.02			
30 REGENT STREET	15801		2			
10 REGENT STREET	15801		18			
325 GRAND STREET	14002		1			
305 GRAND STREET	14003		1			
303 GRAND STREET	14003		1			
301 GRAND STREET	14003		1			

299 GRAND STREET	14003		1			
285 GRAND STREET	15801		21			
263 GRAND STREET	15801		23			
123 RIVER STREET	14002		1.03			
122 RIVER STREET	14003		1			
110 RIVER STREET	14003		1			
106 RIVER STREET	14003		1			
102 RIVER STREET	14003		1			
HUDSON R.&NY BAY	15801		72			
123 LIBERTY VIEW	14003		1			
123 LIBERTY VIEW	14003		1			
	<b>15803</b>	VACANT LAND	1			
	<b>15804</b>	VACANT LAND				
	<b>15805</b>	VACANT LAND				
	<b>15806</b>	VACANT LAND				
	<b>15807</b>	VACANT LAND				
	<b>15808</b>	VACANT LAND				
	<b>15809</b>	VACANT LAND				
11 MARVIN BLVD	<b>15801</b>		51			

JERSEY CITY

OLD BLOCK		OLD LOT				
NEW BLOCK		NEW LOT				
PROPERTY ADRESS	NEW BLOCK	JERSEY CITY	NEW LOT	VALUE		
110 MERCER STREET						
112 SUSSEX STREET	14305		12			
199 WARREN STREET						
201 WARREN STREET	14203		21			
211 WASHINGTON STREET	14203		21			
213 WASHINGTON	14401		11			
498 JERSEY AVE	12803		27			
500 JERSEY AVE	12803		28			
512 JERSEY AVE	12705		29			
514 JERSEY AVE	12705		30			
89 - 95 WAYNE STREET						
99 SUSSEX STREET	14350		12			
NORTH BERGAN						
4304 SMITH AVE						
4305 SMITH AVE						
4306 SMITH AVE						
4307 SMITH AVE						
4308 SMITH AVE						
4312 SMITH AVE						
4313 SMITH AVE						

DEED 4

JERSEY CITY

NEW BLOCK

8501

NEW LOT

2

PROPERTY ADDRESS

350 NINTH STREET

REAL ESTATE

PROPERTY

JERSEY CITY

OLD BLOCK	130	OLD LOT	90		
NEW BLOCK	14205	NEW LOT	21		
ADDRESS	149	ESSEX ST.	101	UNITS	

NEW BLOCK	14205	NEW LOT	20		
ADRESS	VACANT				

DEED 2